



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2022

To amend By-law 270-2004, as amended

WHEREAS The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) by changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

FROM:	TO:
AGRICULTURAL (A)	Residential Townhouse A (Holding) Section 3599 R3A (R3A(H) – 3599) and Open Space (OS)

2) By adding thereto the following sections:

3599. The lands zoned R3A (H) - 3599 on Schedule A to this by-law:

3599.1 Shall only be used for the following purposes:

- a) A townhouse dwelling
- b) purposes accessory to the other permitted purposes

3599.2 Shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	220 square metres per dwelling unit
(b) Minimum Lot Width	29 metres
(c) Minimum Front Yard Depth	2.25 m to a lot line abutting a public street
(d) Minimum North Interior Side Yard Width	i) 12.0 metres for a building located within 31 metres from Bramalea Road ii) 8.0 metres for a building located more than 31 metres from Bramalea Road
(e) Minimum South Interior Side Yard Width	i) 3.25 metres for a building located within 31 metres from Bramalea Road ii) 0.4 metres for a building located more than 31 metres from Bramalea Road
(f) Minimum Rear Yard Depth	2.5 metres
(g) Minimum setback from the front wall of a dwelling to the curb of a private road	4.5 metres

(h) Minimum setback from the exterior side wall of a dwelling to the curb of a private road and parking area	0.5 m
(i) Minimum setback between a garage door and a private road	6.0 metres
(j) Maximum Building Height	3 storeys
(k) Minimum Landscaped Open Space	25% of the Lot Area
(l) Minimum Landscaped Buffer Area	<div><div>i) 2.0 metres abutting the north property line</div><div>ii) 2.25 metres abutting the front lot line, other than the approved driveway location</div><div>iii) May include the following:<div>- a retaining wall</div><div>- A hydro transformer</div></div></div>
(m) Minimum Rooftop Amenity Area	20 square metres for each dwelling unit
(n) Maximum Number of Dwelling Units	8
(o) Minimum dwelling unit width	5.1 metres
(p) Minimum residential driveway width	3.5 metres
(q) Minimum Interior Garage Width	3.5 metres
(r) Garage Control	The maximum garage door width per dwelling unit shall be 2.5 metres
(s) Minimum width of a Private Road	6.0 metres including where parking spaces are located adjacent to the street
(t) Maximum Lot Coverage	35%
(u) Maximum Fence Height	2.2 metres in the front yard, including the segment of fencing located between the front lot line and exterior side wall of the building
(v) Minimum Setback to a Hydro Transformer in any yard:	1 metre

3599.3 In this Section, the following shall apply:

- (a) A private road shall mean a road established as a common element.
- (b) Building height shall not include parapets, railings, privacy screens/dividers, and a roof structure used to house enclosed stairways and / or mechanical equipment.
- (c) Each dwelling unit shall have pedestrian access from the front yard to the rear yard with any number of steps and may pass through habitable rooms.
- d) Accessory building, structures, swimming pools and recreational facilities shall not be permitted.
- e) Section 6.27 shall not apply.

3599.4 Holding (H) Symbol:

- (a) While the holding (H) symbol remains in place, lands shall only be used for purposes permitted by the Agricultural (A) zone subject to the requirements and restrictions of the A zone and general provisions of this by-law applicable to a permitted residential use.
- (b) Removal of the holding symbol (H) shall not occur until the following conditions are fulfilled:
  - 1) A Functional Servicing Report be approved to the satisfaction of the Commissioner of Public Works and Engineering.
  - 2) An Urban Design Brief be approved to the satisfaction of the Commissioner of Planning, Building and Economic Development
  - 3) A Sustainability Score and Summary be approved to the satisfaction of the Commissioner of Planning, Building and Economic Development
  - 4) A Restoration Planting Plan be approved to the satisfaction of the Commissioner of Engineering and Public Works
  - 5) An Environmental Impact Study be approved to the satisfaction of the Engineering and Public Works
  - 6) An Arborist Report be approved to the satisfaction of the Engineering and Public Works
  - 7) Adequate arrangements be made to gratuitously convey to the City, to the satisfaction of the Commissioner of Planning, Building and Economic Development, the portion of the subject lands that is required to generally provide a 15 metre wide buffer to the existing woodlot.

ENACTED and PASSED this 26<sup>th</sup> day of January, 2022.

Approved as to  
form.  
  
2022/Jan/17  
  
SDSR

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Patrick Brown, Mayor

Approved as to  
content.  
  
2022/01/17  
  
AAP

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Peter Fay, City Clerk